17th June 2025

4D PLANNING™
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Manchester City Council,

PO Box 532,

Town Hall,

Manchester M60 2LA.

To whom it may concern,

Re: Units 1, 3 & 4, 1121 Ashton Old Road, Manchester, M11 1AA

On behalf of our client, UK Management College Ltd, we wish to apply for a S.73 variation application to alter approved parking provision. Condition 2) of planning permission Ref. No. 138709/FO/2023 states as follows:

"*The development hereby approved shall be carried out in accordance with the following drawings and documents:*

Drawing numbered 4D01 and the Planning/Design and Access Statement dated November 2023, stamped as received by the City Council, as Local Planning Authority, on 1 December 2023.

Waste Management Strategy and the 4D Planning Transport statement, dated January 2024, stamped as received by the City Council, as Local Planning Authority, on 8 January 2024.

Drawings numbered 4D05 rev A and 4D07 rev A, and the letter from 4D Planning titled 'Proposed Trip Generation' and dated 16 February 2024, stamped as received by the City Council, as Local Planning Authority, on 19 February 2024.

Drawing numbered 4D06 rev A, stamped as received by the City Council, as Local Planning Authority, on 4 March 2024".

It is sought to vary this condition to as follows:

"*The development hereby approved shall be carried out in accordance with the following drawings and documents:*
Drawing numbered 4D01 and the Planning/Design and Access Statement dated November 2023, stamped as received by the City Council, as Local Planning Authority, on 1 December 2023.

Waste Management Strategy and the 4D Planning Transport statement, dated January 2024, stamped as received by the City Council, as Local Planning Authority, on 8 January 2024.

Drawings numbered 4D05 rev A, and the letter from 4D Planning titled 'Proposed Trip Generation' and dated 16 February 2024, stamped as received by the City Council, as Local Planning Authority, on 19 February 2024. Drawings Numbered ***4D04 June 2025*** *and* ***4D05 June 2025.***

Drawing numbered 4D06 rev A, stamped as received by the City Council, as Local Planning Authority, on 4 March 2024".
(changes highlighted in **bold red** text)

The approved plans provide for 12 student parking spaces to the front and rear of the premises. The revised plans also provide for 12 student parking spaces to the front and rear of the premises.
The approved plans provide for 6 staff parking spaces to the rear of the premises. The revised plans provide for 23 staff parking spaces to the front and rear of the premises.

We consider the revised parking arrangements to be a minor (and betterment) change, and they do not materially alter the 'parent' planning permission.

Should the Planning Authority require any clarification or further information please get in touch.

Regards,

James Meel

4D Planning